

Exhibit 52



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Marina Survey Regarding Guest Slips

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Thu, Aug 23, 2012 at 5:35 P M

To: Kevin Stephens <kstephens@kevinstephensdesign.com>, Silvia Robertson
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Cc: Mark Sanders <mark@westpointharbor.com>, harbormaster <harbormaster@westpointharbor.com>

Hello Silvia and Kevin;

Mary, Doug and I completed the marina survey as you requested. We contacted every marina in the greater San Francisco Bay and prepared a detailed spreadsheet we can share with you when we meet. It is attached with some fields deleted, and I summarized the data for you below.

A total of forty Bay-Area marinas were contacted and 39 (98%) responded to our survey. We explained we are conducting a marina survey for BCDC, and all were willing to share information with us. However some harbormasters asked that we not identify their harbor information to BCDC and we promised to honor that request.

Safety and security was a major concern for all marinas. Many report vandalism and derelict boats as a big issue.

Dock Safety and Security for Regular Berths

- 90% of all Bay marinas (35 marinas) have locked security gates on all regular docks
- Only 4 marinas (10%) do not have locked gates on docks and report other means of security:
 - One marina said "entire site is fenced and gated, so no need for dock gates"
 - One reported it has security personnel who patrol the harbor
 - One reported "owner lives on site and has "Dog and Gun" as security!
- All (4) marinas without gates are over fifty years old (may not want to upgrade to code)

Guest Berths:

Most harbors have guest berths on an as-available basis. These are mostly regular slips which are temporarily unoccupied or whose owners are out for

extended periods.

- 33 marinas (85%) offer as-available regular slips for guest boaters
- 14 marinas (36%) have at least a few dedicated guest slips
- Westpoint, South Beach and Antioch harbors are harbors with guest berthing for many boats
- 6 marinas (15%) have no guest accommodations at all
- No Bay-Area marinas offer free guest slips or accommodations
- No Bay-Area marinas allow guests without check-in and a guest fee (typically \$1-\$2.50/foot/day)

Dock Safety and Security for Guest berths

- 15% (6 marinas) report having guest slips which are not gated and locked
 - 4 are the marinas noted above which have regular slips without gates
 - Only 2 marinas report a dedicated guest slip *without* a gate in harbors where regular slips *are* gated
 - In both cases, there have public retail activities (tour boats, sailing schools) using the guest docks which require the dock to be open. In both cases harbormasters report docks are visible by harbormaster and felt it was adequate security

i. Survey Questions:

1. Marina and harbormaster name
2. Does your harbor offer guest slips?
3. Are they as-available regular slips?
4. Do you also offer dedicated guest slips?
5. Are guest slips "free access to the public", or must guests sign in and pay a fee?
6. Is insurance required?
7. Are regular docks secured with gates and locked?
8. Are guest docks secured with gates and locked?
9. Do you allow the general public access onto your docks?
10. If you do not have security gates, do you have signs stating docks are restricted to boaters and their guests, or other forms of security?
11. Other Comments?

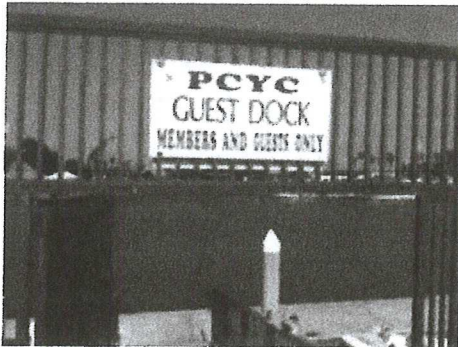
Some harbormasters offered comments about high levels of vandalism, problems with derelict boaters sneaking into harbors, and problems with public trying to board and even enter boats in the marina. Most were astonished at the question of open docks or guests slips.

In summary, of 40 marinas in the Bay all those built in the last half-century have locked security gates. The four with unlocked docks are more than 60 years old (Sausalito, Pete's, San Pablo, and Alameda), and do have guest slips "as available". The two marinas with dedicated transient (guest) docks which are open have retail businesses which require open docks.

Best regards,

mark

2 attachments



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226K



2BCDC_Survey_8_12.xlsx
17K